



# COURTLAND



## ALL SINGLE STORY PLANS

**\*UP TO 6% OF PURCHASE PRICE TOWARDS  
FINANCING & CLOSING COSTS\***

### BRISAS

**Single-Story**, 3 Bedrooms, 2 Baths, Great Room, Dining  
Two Car Garage *Approx. 1,339 Square Feet*

#### BASE PRICE

**A - \$ 373,000**

**B - \$ 378,000**

**C - \$ 378,000**

### HERMOSA (MODEL HOME)

**Single-Story**, 3 Bedrooms, 2 Baths, Great Room, Dining  
Two Car Garage *Approx. 1,523 Square Feet*

**A - \$ 384,000**

**B - \$ 387,000**

**C - \$ 387,000**

### KATMAI (MODEL HOME)

**Single-Story**, 3 Bedrooms, 2 Baths, Flex, Great Room, Opt. 4<sup>th</sup> Bedroom  
Two Car Garage *Approx. 1,660 Square Feet*

**A - \$ 394,000**

**B - \$ 398,000**

**C - \$ 398,000**

### RINCON

**Single-Story**, 3 Bedrooms, 2.5 Baths, Flex, Opt. Hobby Room  
Opt. 4<sup>th</sup> Bedroom, **Three Car Tandem Garage** *Approx. 1,886 Square Feet*

**A - \$ 411,000**

**B - \$ 413,000**

**C - \$ 413,000**

### NEWPORT (MODEL HOME)

**Single-Story**, 3 Bedrooms Plus Flex Space, 2.5 Baths, Opt. 4<sup>th</sup> Bedroom  
**Three Car Tandem Garage** *Approx. 1,965 Square Feet*

**A - \$ 414,000**

**B - \$ 419,000**

**C - \$ 419,000**

#### **Sales Office**

**OPEN DAILY 10AM to 5PM**

Models - 18175 W Avenida Del Sol, Surprise AZ 85387

Phone: 602-586-8784

#### **Caruso Real Estate**

Mary Stevenson - Cell: 602-430-5557

[mstevenson@courtlandcommunities.com](mailto:mstevenson@courtlandcommunities.com)

Scot Ellis – Cell: 602-319-2058

[sellis@courtlandcommunities.com](mailto:sellis@courtlandcommunities.com)

#### **HOA Fee is \$62/Monthly**

All purchaser incentives provided by Courtland Communities require the utilization of VIP Mortgage, Inc where new home financing is necessary. Final Purchase Price may vary from published list because of options, upgrades, lot location/size premiums and special incentives. To continually improve our plans and due to the possibility of material shortages, there may be existing or future changes made in the building products, materials, methods, or designs used in our homes which are not reflected in our models. Such modifications, as well as price changes, may be made without notice. Therefore, please consult one of our Sales Executives for the latest information. PLEASE NOTE: The enclosed materials are reproduced from artists' renderings. All measurements shown are approximate. The location, size and existence of doors, windows, walls, and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, benefits, incentives, and locations are subject to change without notice. Complete plans are available for inspection upon request.

#### **Sales by Caruso Real Estate (ADRE #LC703895000) Designated Broker – Colleen Caruso**

REVISED 11/1/2025

# MAPLE AT NORTH COPPER CANYON

## Exceptional Exterior Features

- **LARGE COVERED PATIO**
- **LIFTMASTER GARAGE DOOR OPENER**
- Eagle Low Maintenance Concrete Roof Tile with 50-yr Limited Warranty
- Lace stucco application on all sides with sand finish pop-outs on front of home
- Front Yard Desert Landscape Package with Automatic Drip System – selected upon closing
- 2" PVC pipe under driveway for future drip system
- Masonry Block Fence Enclosing Rear Yard for Privacy and Security along w/ 4' Wrought Iron Gate with Redwood Slats on Garage Side of Home
- Hose Bib in front and back yards
- Weather-proof receptacles (front and rear of home)
- Energy efficient, low maintenance 8' Tall Fiberglass Front Door w/ Security Viewer
- Engineered Post Tension Slab - 3000 PSI Slab Foundation

## Impressive Interior Features

- **9' CEILINGS**
- **LED DOWNLIGHTS (locations may vary per floor plan)**
- Satin Nickel Interior Light Fixtures
- 8' high Entry Doors and Sliding Glass Doors per plan
- Kwikset Athens Satin Nickel Interior Door Knobs w/ Matching Hinges
- Rounded Drywall Corners Including Windows
- Finished Garage Interior
- Rocker Light Switches
- Painted Wood shelving in closets, pantries & linens
- Aquapex® Plumbing
- Preferred Copper Wiring (110 volt circuits)
- 200 Amp electrical service
- Conveniently pre-wired for Two TV and Two Telephone outlets
- Pre-wired for Ceiling Fan Outlet w/ 1 Switch in Family Room and Owners Suite
- GFI outlets in bath, kitchen, and garage for safety
- Smoke detectors per municipal code for family safety
- 220 Volt Electric Dryer Outlet with recessed vent
- Hand skip troweled texture on walls and ceiling
- 18" Ceramic Tile Flooring at Entry, Kitchen, Laundry, Bath, and Halls
- Wall-to-wall carpeting in choice of designer colors in great room, flex, and all bedrooms

## Elegant Bathrooms

- **CULTURED MARBLE BATH VANITIES**
- **DOUBLE VANITIES AT OWNERS BATH**
- Raised Vanity in Master Bath
- Delta Stainless Bath Fixtures in all Bathrooms
- Satin Nickel Bath Accessories
- Elongated Toilets

## Kitchens, Pantries, and Laundry Rooms

- **36" UPPER CABINETS w/ 2" CROWN MOLDING**
- **CABINET OVER REFRIGERATOR**
- **GRANITE COUNTERTOP W/ 4" BACKSPLASH**
- Kitchen Island
- **LED DOWNLIGHTS**
- **UPGRADED SINGLE LEVER PULL OUT FAUCET**
- Stainless Steel Appliances - Electric Range w/Self-Cleaning Oven, **Microwave mounted over Range,** and Dishwasher
- Birch Cabinets
- Two-compartmented Stainless Steel Undermount Sink
- Waterline for Refrigerator Icemaker
- Spacious Pantry per plan

## Energy Star® Features

- **HIGH EFFICIENCY 14 SEER AIR CONDITIONING**
- **WIFI THERMOSTAT**
- 50 Gallon Electric Water Heater
- Wood frame construction with energy efficient R-19 exterior wall system
- R-30 Ceiling Insulation over Livable Areas
- Radiant Barrier in attic
- Low E Solar Therm Almond Ultra Lt Vinyl Windows with Bug Screens
- Water Conserving Plumbing Fixtures

## Some Available Custom Choices

- CUSTOMIZE YOUR INTERIORS
- Interior Two Tone Paint Options
- Stone and Brick per Elevation
- Exterior Coach Lights
- Garage Service Door
- Please ask your Sales Executive for a complete list of options and their prices to customize your new home

Revised: 4/23/2024